

S1/2 OF S1/2 OF SE1/4 OF SE1/4
IN OR 1619/176
EX R/W OR 1243/998

JENSEN ELI
37139 PINERIDGE ROAD
HILLIARD, FL 32046

2023

03-3N-24-0000-0007-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4											
Exterior Wall	20	FACE BRICK 100	0500	01	2,746	107.1360	152.67	419,232	1975	2004	0	0	0	13.50	86.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2011													Heated Area: 2698										
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2011																							
Interior Wall	05	DRYWALL 100	BAL 2014 FUS 1993 BAS 2018 BAS 1993																							
Interior Floo	12	HARDWOOD 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
DOR CODE			5000 IMPROVED AG																							
MAP NUM			MKT AREA													09										
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAL	320	15	48	6,339																						
BAS	1,943	100	1,943	256,592																						
BAS	575	100	575	75,934																						
FUS	180	100	180	23,771																						
TOTALS			3,018	2,746	362,636																					
EXTRA FEATURES			37139 PINERIDGE RD, HILLIARD																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330											
2	0811	CONCRETE B	0 100	0	0	767.00	SF	5.20	5.20	100	1980	1980	3	35	1,396											
3	1242	WD DECK A	0 100	0	0	940.00	SF	10.00	10.00	100	1985	1985	3	20	1,880											
4	0350	CARPORT WD	0 0	40	20	800.00	SF	13.00	13.00	100	2002	2002	3	21	2,184											
7	0681	POLE SHED	0 100	40	10	400.00	SF	15.00	15.00	100	2012	2012	3	71	4,260											
8	1243	WD DECK F	0 100	32	6	192.00	SF	8.00	8.00	100	2012	2012	3	60	922											
9	0812	CONCRETE C	0 100	0	0	1,220.00	SF	4.00	4.00	100	2012	2012	3	94	4,587											
11	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	2012	2012	3	60	240											
12	1243	WD DECK F	0 100	0	0	296.00	SF	8.00	8.00	100	2014	2014	3	70	1,658											
13	0351	CARPORT MT	0 100	45	24	1,080.00	SF	10.00	10.00	100	2012	2012	3	60	6,480											
LAND DESCRIPTION			TOTAL OB/XF 24,937																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005000	C	RURAL HOME	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000									
2	009530	C	POND	0			0.00	0.00	0.89	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,225									
3	005500	A	TIMBER 2 SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	550.00	550.00	2,200									
4	009910	M	MKT. VAL. AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000									
REVIEW DATE 08/04/2021 BY TWA Total Acres: 9.89 Total Land Value: 99,425 Market: 76,000 Agricultural: 2,200 Common: 97,225 PRINTED 08/02/2023 BY SYS																										

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